



# Bayfield County Land Records

Bayfield County Courthouse  
117 E 5<sup>th</sup> Street, Washburn, WI 54891  
715-373-6156 || [www.bayfieldcounty.wi.gov](http://www.bayfieldcounty.wi.gov)

Scott M. Galetka || [scott.galetka@bayfieldcounty.wi.gov](mailto:scott.galetka@bayfieldcounty.wi.gov)

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## Development and Land Sales Committee

Brett Rondeau,  
Chairman

Marty Milanowski,  
Vice Chairman

Tom Snilsberg

Fred Strand

Larry Fickbohm

Please be advised that the Bayfield County Development and Land Sales Committee will meet on **Tuesday, January 25, 2022, at 5:30 p.m. in the Bayfield County Board Room, Bayfield County Courthouse, Washburn, WI, or remote via Microsoft Teams**

[Click here to join the meeting](#) ; Or call in ([+1 715-318-2087](tel:+17153182087))

The agenda for the meeting is as follows:

### AGENDA

1. Call to Order
2. Discussion and Possible Action Regarding Minutes of the November 09, 2021, meeting.
3. Discussion and Possible Action to accept property and then sell the following In Rem property:
  - a. Tax ID # 27287; Town of Oulu
  - b. Tax ID # 9643; Town of Cable
  - c. Tax ID # 3943; Town of Barnes
  - d. Tax ID # 1535; Town of Barnes
4. Discussion and Possible Action:  
Transfer of highway right-of-way in the town of Cable to American Legion
5. Adjourn

Should you have any questions in the meantime, please contact my office.

Sincerely,

Scott Galetka  
Land Records Administrator  
scott.galetka@bayfieldcounty.wi.gov  
715-373-6156

SMG/psc

*Any person planning to attend a Bayfield County meeting that has a disability requiring special accommodations should contact 715-373-6100, 24-hours before the scheduled meeting, so appropriate arrangements can be made.*

Enc.

cc: Lynn Divine, Bayfield County Clerk  
Bayfield County Board of Supervisors  
Mark Abeles-Allison, County Administrator  
The Daily Press, email  
Bottom Line News, email



## Minutes of the Bayfield County Development and Land Sales Committee

November 09, 2021

Held in the Bayfield County Board Room

**1. The meeting was called to order by Brett Rondeau at 5:30pm.**

Present were Brett Rondeau, Marty Milanowski, Tom Snilsberg, Fred Strand, and Larry Fickbohm

No members absent.

Also present were Mark Ables-Allison, Bayfield County Administrator; Scott Galetka, Bayfield County Land Records Administrator; Claire Glafke, Land Records Specialist, and Bill Bussey.

**2. Motion regarding approving minutes of the June 29, 2021, meeting. Motion by Marty Milanowski, seconded by Fred to approve the minutes as presented. Motion carried.**

**3. Discussion and possible action to accept property and then sell the following property.**

Scott explained UW Superior Inc would like to donate a parcel in the City of Bayfield to Bayfield County. Once acquired, the parcel would be merged with another parcel (Tax ID #31759) Bayfield County already owns and put it on public auction. Marty confirmed that the UW parcel would be merged with Bayfield County before being put on public auction and Scott explained the benefits of doing so. Tom Snilsberg said he agrees Bayfield County should claim the property, merge it, and then sell on public auction.

No other question.

*Motion by Fred Strand to acquire the parcel, then sell it on public auction.*

*Seconded by Marty Milanowski.*

*Motion carried.*

**4. Discussion and possible action to grant a utility easement for an underground electric line.**

Scott explained that the Forestry department was not interested in the property Bayfield County owns because of elevation. Adjoining property owners saw a survey being done and approached the county to be granted a utility easement for an underground powerline. Bayfield county would incur no costs. Fred Strand commented that Bayfield County should charge a fee for time and effort. Discussion of some kind of fee to charge for legal fees and recording fee.

No further discussion.

*Motion by Marty Milanowski to approve the easement and charge \$200 + fees*

*Seconded by Fred Strand.*

*Motion carried.*

**5. Discussion and possible action to deed over an easement and sell the following property.**

County has kept property (Tax ID 5944) for the Brownstone Trail. Bill Bussey contacted Bayfield County about putting the property on auction. Scott suggested easement in case Bill did not win the auction. The easement would go to Landmark Conservancy, then the parcel would be put on public auction. The easement would guarantee continued trail use. Bill Bussey (present) provided more information about parcel. He would like to purchase property on public auction after easement is granted. Confirmed that parcel would have an easement for Landmark Conservancy to continue using

Brownstone Trail.

*Motion by Larry Fickbohm to grant an easement to the Landmark Conservancy.*

*Seconded by Marty Milanowski.*

*Motion carried.*

*Discussion followed- Fred asked that Larry intended that the parcel also be put on public auction in his motion. Marty confirmed that Larry intended this motion.*

**6. Land Sale Update:**

- a. In the last auction (ended November 5, 2021) Land Records made ~\$145,000.00
- b. There have been 4 land sales this year
- c. Land Records has made \$250,000 this year from Land Sales
- d. Land Sales have been more successful this year due to more information provided, especially having the properties surveyed, additional pictures from UAV, research. People know more about the property that they are buying
- e. Land Records is working on an inventory of all parcels obtained through the foreclosure process

**7. Meeting adjourned at 5:50pm**

Submitted by  
Claire Glafke

**Narrative:****3. Discussion and Possible Action to accept property and then sell the following In Rem property:****a. Tax ID # 27287; Town of Oulu**

This property has a home on it, Scott has not yet done an onsite inspection. It is occupied by tenants and the owner is currently in Bayfield County Jail. Scott did conduct a drive by and noticed quite a lot of debris around the property. John has given the tenants notice to vacate the property. Spoke with Andy Runice about the property and he has been in it and the upstairs has some fire damage and the downstairs seemed decent, currently unknown if there were any improvements after the fire.

Scott would recommend a motion to approve getting the property ready for sale that will include cleanup and sale for estimated fair market value. Investigate splitting property to help bring sale to match estimated fair market value \$105,600 along with following current zoning regulations.

**NOVUS - Tax and Property Information****Tax ID#: 27287****Name: CURTIS E & JASON R, SCHNEPP****Site Address (Physical Address): 4955 EASTVIEW RD, IRON RIVER, WI, 54847****Last Tax Amount: \$1,686.17****Est Fair Market Value Improved: \$77,600.00****Est Fair Market Value Land: \$28,000.00****Total Improvement Value: \$66,300.00****Total Land Value: \$23,900.00****Last Sale Amount: \$56,000.00****Sale Date: 6/24/2004****Section: 34 Town: 48 Range: 09****Municipality: TOWN OF OULU****School District: SOUTH SHORE SCHOOL DISTRICT****Short Description: N½ NE NE LESS V878, P170****GIS Acres: 14.59 Deed Acres: 15.00**





b. Tax ID # 9643; Town of Cable

Small, wooded parcel looks like there are some encroachments of a parking/drive area. Scott would recommend a motion to approve getting the property ready for sale for estimated fair market value \$13,500.

[NOVUS - Tax and Property Information](#)

**Tax ID#:** 9643

**Name:** BEVERLY, POGWIZD

**Last Tax Amount:** \$142.42

**Est Fair Market Value Improved:** \$0.00

**Est Fair Market Value Land:** \$13,500.00

**Total Improvement Value:** \$0.00

**Total Land Value:** \$11,900.00

**Sale Amount:** \$11,900.00

**Sale Date:** 12/11/2017

**Section:** 24 **Town:** 43 **Range:** 08

**Municipality:** TOWN OF CABLE

**School District:** DRUMMOND AREA SCHOOL DISTRICT

**Short Description:** PAR IN SW NE IN DOC 2021R-592370 (LOT 1 OF CSM # 241 IN V.3 P.12)

**GIS Acres:** 1.38 **Deed Acres:** 1.38



c. Tax ID # 3943; Town of Barnes

Small, wooded parcel in a subdivision close to Island Lake. Scott would recommend a motion to approve getting the property ready for sale for estimated fair market value \$2,700.

NOVUS - Tax and Property Information

**Tax ID#:** 3943

**Name:** KENNETH H, GUENTHER

**Last Tax Amount:** \$24.19

**Est Fair Market Value Improved:** \$0.00

**Est Fair Market Value Land:** \$2,700.00

**Total Improvement Value:** \$0.00

**Total Land Value:** \$2,500.00

**Sale Amount:** NA

**Sale Date:** NA

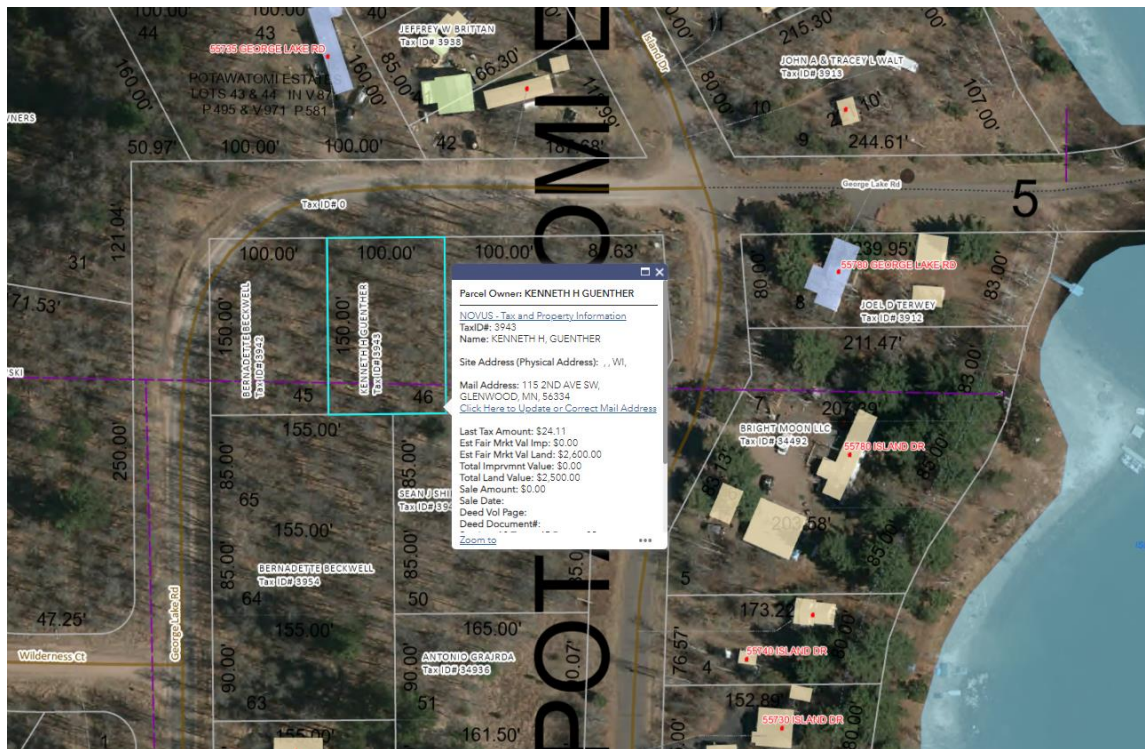
**Section:** 18 **Town:** 45 **Range:** 09

**Municipality:** TOWN OF BARNES

**School District:** DRUMMOND AREA SCHOOL DISTRICT

**Short Description:** LOT 46

**GIS Acres:** 0.34 **Deed Acres:** 0.34





d. Tax ID # 1535; Town of Barnes

Small, wooded parcel off State Hwy 27. This parcel does have a survey. The frontage road on the survey could cause a problem with future access, as Bayfield County does not currently have any ownership associated with it. Scott would recommend a motion to approve getting the property ready for sale for estimated fair market value \$24,500.00.

NOVUS - Tax and Property Information

**Tax ID#:** 1535

**Name:** DANIEL S, KREIDLER

**Last Tax Amount:** \$219.66

**Est Fair Market Value Improved:** \$0.00

**Est Fair Market Value Land:** \$24,500.00

**Total Improvement Value:** \$0.00

**Total Land Value:** \$22,700.00

**Sale Amount:** \$19,900.00

**Sale Date:** 6/3/2015

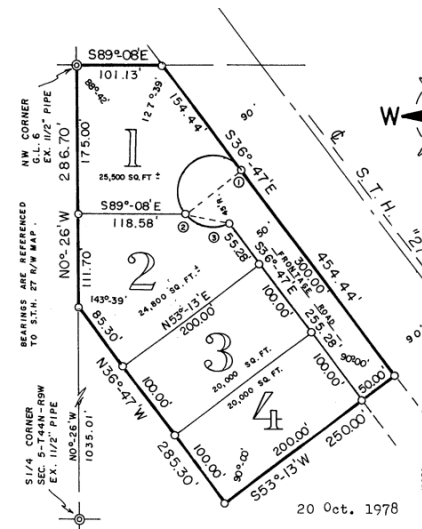
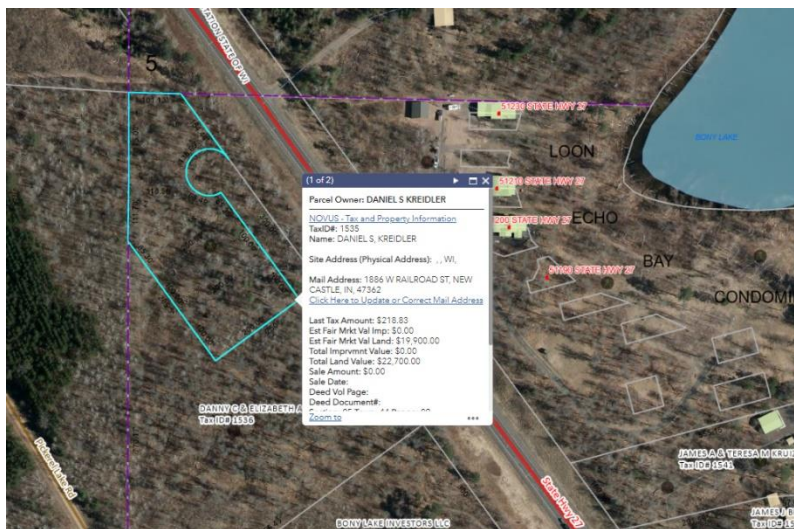
**Section:** 05 **Town:** 44 **Range:** 09

**Municipality:** TOWN OF BARNES

**School District:** DRUMMOND AREA SCHOOL DISTRICT

**Short Description:** PAR IN GOVT LOT 6 IN 2021R-592370

**GIS Acres:** 2.01 **Deed Acres:** 2.08



Currently, there is a memorial and flagpole that American Legion maintains. They would like to place a bench in this spot but requested to own it before making additional improvements. Scott suggests approving the transfer. The Highway Committee has already approved this transfer, and Scott suggests following the Highway Committee's recommendation.

[https://maps.bayfieldcounty.wi.gov/landrecords/surveyviewer/pdf\\_files//6673.pdf](https://maps.bayfieldcounty.wi.gov/landrecords/surveyviewer/pdf_files//6673.pdf)

